



Newburgh Waterfront
NEWBURGH, NEW YORK

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**FIRST ANNIVERSARY OF NEWBURGH WATERFRONT CHARRETTE
CELEBRATED AT FEBRUARY 23 PUBLIC PRESENTATION**

**City of Newburgh and LeylandAlliance Give Overview on Progress of Waterfront
Development and Next Steps**

Newburgh, NY...One year after the City of Newburgh and LeylandAlliance held a well-attended week-long public charrette on the proposed development of some 30 acres of waterfront land, City officials and LeylandAlliance principals provided a progress report on the project.

At today's presentation at Mount Saint Mary College's Hudson Hall, Mayor Nicholas Valentine, City Manager Jean-Ann McGrane, and Lou Marquet, Steve Maun and Howard Kaufman of LeylandAlliance outlined key benchmarks related to zoning and sustainable design, the projected economic impact of the project and the steps required to advance the pre-construction activities to a possible groundbreaking in 2009.

The development is a public/private partnership of the City of Newburgh and LeylandAlliance, an established developer of communities based on the tenets of New Urbanism. Plans for Newburgh Waterfront envision a healthy mix of housing, retail and commercial buildings together with public amenities such as parks and green spaces.

"During the Charrette, the enthusiasm and excitement in the City was incredible," said the City Manager. "Even though this time of final planning and navigating the approval processes is not nearly as exciting, we want to be sure our residents know the project is proceeding, and that we are on course."

The 2007 charrette was conducted by Leyland with Duany Plater-Zyberk & Company (DPZ) a world-renown architectural firm with a long track record for planning successful mixed-use projects. Andres Duany, the charismatic leader of the DPZ team, engaged hundreds of Newburgh citizens, city officials and community leaders in a dialogue to

craft a shared vision for the Waterfront project, guided by the old-fashioned notion that the most successful cities include neighborhoods for all types of people, accessible retail areas, walkable streets, and wonderful parks and public spaces.

Project plans are advancing in a timely sequence through the required review and approval process, with zoning amendments, a detailed environmental impact statement, and approvals from Federal, State and local authorities being sought. The City is working in a parallel effort to upgrade the sewer infrastructure at the development site, update its own master plan, LWRP, and Harbor Management Plan through its own SEQRA process.

ACCOMPLISHED TO DATE

Milestones achieved by LeylandAlliance and the City of Newburgh over the past year include:

Executed development agreement: In the summer of 2007, Leyland entered into a formal agreement with the City, making the terms of the public/ private working arrangement official and facilitating the beginning of the entitlement process.

Zoning: In July of 2007, Leyland submitted an application for the creation of new zoning in the form of an overlay district. This action requires an Environmental Impact Statement (EIS) under the guidelines of New York State's Environmental Quality Review Act (SEQRA). Per the SEQRA guidelines, Leyland submitted the Scope of Impacts to be studied in its EIS. In November, the Scope was accepted by the Lead Agency comprised of the City Council and representatives from the Planning Board, the Zoning Board of Appeals and Waterfront Advisory Committee.

Draft Environmental Impact Statement (DEIS): Expected to be submitted to Lead Agency in April. Once reviewed by Lead Agency, a hearing will be scheduled to receive public comment. The goal is to complete the hearing process by summer of 2008 so that the Final EIS can be submitted in the fall. The SEQRA process is anticipated to be completed by year's end.

Sustainability: In late 2007, the Newburgh Waterfront project was accepted into the LEED-ND pilot program ("Leadership in Energy and Environmental Design for Neighborhood Development"). This program, sponsored by the U. S. Green Building Council, emphasizes the integration of design and construction elements that create highly sustainable communities. LEED-ND promotes revitalization of existing urban areas, increased energy and water efficiency, improved air quality, reduced automobile dependence, increased walkability, and best management practices for stormwater management.

Affordable Housing: Affordable housing for low and moderate income families was a recurring theme throughout the public dialogue during the Newburgh Waterfront charrette. In 2007, LeylandAlliance and Habitat for Humanity of Greater Newburgh joined forces with the City of Newburgh to create new workforce and affordable housing. Once approved, the new housing will transform property on East Parmenter and Washington Streets formerly owned by the City into a combination of low and moderately priced homes on a 24-lot site. Current plans, which have received preliminary approval from the Planning Board, call for Habitat for Humanity to build 8 new affordable homes, and for LeylandAlliance to build a mix of "workforce" townhomes and single family residences on the remaining 16 sites. The master plan includes small duplex

cottages, town-homes, and small single family homes. Two small parks are included in the plan.

NEXT STEPS

As the Waterfront project gains momentum, a new series of initiatives will be undertaken to move the development closer to reality:

Sewer Upgrade: The Newburgh Waterfront site's sewer system will be upgraded. A sewer study is slated to begin early this year and the completion of the study will trigger sewer upgrades to begin in 2009.

Approvals for first phase of development: The Phase 1 site plan and architectural designs are targeted for submission to the Planning Board for initial approvals in Spring 2009, with the goal of securing permits in the fall for building Phase I. Construction of the Waterfront Project can get underway once the SEQRA process, rezoning, and remaining approvals are secured and sewer construction is complete.

Groundbreaking: At the end of 2009, the shared goal of LeylandAlliance and the City of Newburgh is to celebrate the groundbreaking for the first phase of the Newburgh Waterfront development.